

## PROFORMA INVOICE

<b>Vastukala Consultants (I) Pvt Ltd</b> B1-001, U/B FLOOR, BOOMERANG, CHANDIVALI FARM ROAD, ANDHERI-EAST 400072 GSTIN/UIN: 27AADCV4303R1ZX State Name : Maharashtra, Code : 27 E-Mail : accounts@vastukala.org	Invoice No. <b>PG-2362/23-24</b>	Dated <b>6-Sep-23</b>
Buyer (Bill to) <b>Cosmos Bank-Fort Branch</b> Fort Branch 229/231, Perin Nariman Street, Bazar Gate, Fort 400001 GSTIN/UIN : 27AAAAT0742K1ZH State Name : Maharashtra, Code : 27	Delivery Note	Mode/Terms of Payment <b>AGAINST REPORT</b>
	Reference No. & Date.	Other References
	Buyer's Order No.	Dated
	Dispatch Doc No. <b>003544 / 2302436</b>	Delivery Note Date
	Dispatched through	Destination
	Terms of Delivery	

SI No.	Particulars	HSN/SAC	GST Rate	Amount
1	<b>VALUATION FEE</b> <i>(Technical Inspection and Certification Services)</i>	997224	18 %	<b>4,000.00</b>
	<b>CGST</b>			<b>360.00</b>
	<b>SGST</b>			<b>360.00</b>
<b>Total</b>				<b>4,720.00</b>

Amount Chargeable (in words) E. & O.E

**Indian Rupee Four Thousand Seven Hundred Twenty Only**

HSN/SAC	Taxable Value	Central Tax		State Tax		Total Tax Amount
		Rate	Amount	Rate	Amount	
997224	4,000.00	9%	360.00	9%	360.00	720.00
<b>Total</b>	<b>4,000.00</b>		<b>360.00</b>		<b>360.00</b>	<b>720.00</b>

Tax Amount (in words) : **Indian Rupee Seven Hundred Twenty Only**

**Remarks:**  
 "Mr. Inderpal A. Risam & Mrs. Kshitija I. Risam -  
 Commercial Shop No. 15, 1st Floor, "Zoom Plaza",  
 Opp. Gorai Bus Depot, Borivali (West),  
 Mumbai – 400092, State – Maharashtra, Country –  
 India"

Company's PAN : **AADCV4303R**

Declaration  
 NOTE – AS PER MSME RULES INVOICE NEED TO  
 BE CLEARED WITHIN 45 DAYS OR INTEREST  
 CHARGES APPLICABLE AS PER THE RULE.  
 MSME Registration No. - 27222201137

Company's Bank Details

Bank Name : **The Cosmos Co-Operative Bank Ltd**  
 A/c No. : **0171001022668**  
 Branch & IFS Code : **Vileparle & COSB0000017**



UPI Virtual ID : **Vastukala@icici**

**for Vastukala Consultants (I) Pvt Ltd**  
**Asmita Rathod**  
Digitally signed by Asmita Rathod  
 DN: cn=Asmita Rathod, o=Vastukala Consultants (I) Pvt Ltd, ou=Vastukala Consultants, email=accounts@vastukala.org, c=IN  
 Date: 2023.09.06 17:27:30 +05'30'

**Authorised Signatory**

This is a Computer Generated Invoice

## Valuation Report of the Immovable Property



### Details of the property under consideration:

Name of Owner: **Mr. Inderpal A. Risam & Mrs. Kshitija I. Risam**

Commercial Shop No. 15, 1<sup>st</sup> Floor, "**Zoom Plaza**", Opp. Gorai Bus Depot, Borivali (West),  
Mumbai – 400092, State – Maharashtra, Country – India.

**Latitude Longitude - 19°13'55.5"N 72°49'43.4"E**

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### Valuation Done for:

**Cosmos Bank**




**Fort Branch**

229/231, Perin Nariman Street, Bazar Gate, Fort, Mumbai - 400001,  
State - Maharashtra, Country - India.



#### Our Pan India Presence at :

- |   |  |   |  |
|---|--|---|--|
|  Mumbai    |  Aurangabad |  Pune      |  Rajkot |
|  Thane     |  Nanded     |  Indore    |  Raipur |
|  Delhi NCR |  Nashik     |  Ahmedabad |  Jaipur |

 **Regd. Office :** B1-001, U/B Floor, Boomerang,  
Chandivali Farm Road, Andheri (East),  
**Mumbai - 400 072, (M.S.), INDIA**  
 TeleFax : +91 22 28371325/24  
 [mumbai@vastukala.org](mailto:mumbai@vastukala.org)



## VALUATION OPINION REPORT

The property bearing Commercial Shop No. 15, 1<sup>st</sup> Floor, "Zoom Plaza", Opp. Gorai Bus Depot, Borivali (West), Mumbai – 400092, State – Maharashtra, Country – India belongs to **Mr. Inderpal A. Risam & Mrs. Kshitija I. Risam.**

### Boundaries of the property.

North	: Lokmanya Tilak Road
South	: RSC Road No. 21
East	: Internal Road
West	: Gorai Shanti Sagar CHSL

Considering various parameters recorded, existing economic scenario, and the information that is available with reference to the development of neighborhood and method selected for valuation, we are of the opinion that, the property premises can be assessed and valued for banking purpose for **₹ 39,52,800.00 (Rupees Thirty Nine Lakh Fifty Two Thousand Eight Hundred Only).**

The valuation of the property is based on the documents produced by the concern. Legal aspects have not been taken into considerations while preparing this valuation report.

Hence certified

For **VASTUKALA CONSULTANTS (I) PVT. LTD.**

**MANOJ BABURAO  
CHALIKWAR**

**Director**

**Manoj B. Chalikwar**

Registered Valuer

Chartered Engineer (India)

Reg. No. CAT-I-F-1763

Cosmos Emp. No. H.O./Credit/67/2019-20

Encl: Valuation report in Form – 01

Digitally signed by MANOJ BABURAO CHALIKWAR  
DN: cn=MANOJ BABURAO CHALIKWAR, o=VASTUKALA CONSULTANTS (I) PRIVATE LIMITED,  
2.5.4.20=99220f04d0f5f0c1a0d10a568651989c3d3f0a113  
E115279617a189552, postalCode=400098, st=Maharashtra,  
serialNumber=1a5a56468d0d985265e6a11a1e11f11b02  
e1f9a28f2a7a1170a2200e, c=IN, email=MANOJ@VASTUKALA.COM,  
Date: 2023.09.06 11:30:15 +05'30'

Auth. Sign.



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### Our Pan India Presence at :

Mumbai	Aurangabad	Pune	Rajkot
Thane	Nanded	Indore	Raipur
Delhi NCR	Nashik	Ahmedabad	Jaipur

**Regd. Office :** B1-001, U/B Floor, Boomerang,  
Chandivali Farm Road, Andheri (East),  
Mumbai - 400 072, (M.S.), INDIA  
TeleFax : +91 22 28371325/24  
mumbai@vastukala.org

Valuation Report of Commercial Shop No. 15, 1<sup>st</sup> Floor, "Zoom Plaza", Opp. Gorai Bus Depot,  
Borivali (West), Mumbai – 400092, State – Maharashtra, Country – India

*Form 0-1*

*(See Rule 8 D)*

REPORT OF VALUATION OF IMMOVABLE PROPERTY (OTHER THAN AGRICULTURAL LANDS, PLANTATIONS,  
FORESTS, MINES AND QUARRIES)

**GENERAL:**

1	Purpose for which the valuation is made	To assess the Fair Market Value as on 06.09.2023 for Banking Purpose
2	Date of inspection	24.08.2023
3	Name of the owner/ owners	<b>Mr. Inderpal A. Risam &amp; Mrs. Kshitija I. Risam</b>
4	If the property is under joint ownership / co-ownership, share of each such owner. Are the shares undivided?	Joint Ownership Details of ownership share is not available
5	Brief description of the property	<b>Address:</b> Commercial Shop No. 15, 1 <sup>st</sup> Floor, "Zoom Plaza", Opp. Gorai Bus Depot, Borivali (West), Mumbai – 400092, State – Maharashtra, Country – India.  <b>Contact Person:</b> Neeta Sawant (Manager) Contact No. 9833216023
6	Location, <b>street</b> , ward no	Opp. Gorai Bus Depot, Borivali (West)
7	Survey/ Plot no. of land	Survey No. 163, C.T.S. No. 19 of Village – Borivali
8	Is the property situated in residential/ commercial/ mixed area/ Residential area?	Residential Area
9	Classification of locality-high class/ middle class/poor class	Middle Class
10	Proximity to civic amenities like schools, Hospitals, Units, market, cinemas etc.	All the amenities are available in the vicinity
11	Means and proximity to surface communication by which the locality is served	Served by Buses, Taxies, Auto and Private cars
	<b>LAND</b>	
12	Area of Unit supported by documentary proof. Shape, dimension and physical features	Carpet Area in Sq. Ft. = 134.00 (Area as per actual site measurement)  Carpet Area in Sq. Ft. = 135.00 (Area as per Agreement for Sale)  <b>Built Up Area in Sq. Ft. = 162.00</b> <b>(Area as per Index II)</b>
13	Roads, Streets or lanes on which the land is abutting	Lokmanya Tilak Road, Opp. Gorai Bus Depot, Borivali (West)
14	If freehold or leasehold land	Freehold



15	If leasehold, the name of Lessor/lessee, nature of lease, date of commencement and termination of lease and terms of renewal of lease. (i) Initial Premium (ii) Ground Rent payable per annum (iii) Unearned increased payable to the Lessor in the event of sale or transfer	N. A.
16	Is there any restriction covenant in regard to use of land? If so attach a copy of the covenant.	As per documents
17	Are there any agreements of easements? If so attach a copy of the covenant	Information not available
18	Does the land fall in an area included in any Town Planning Scheme or any Development Plan of Government or any statutory body? If so give Particulars.	Information not available
19	Has any contribution been made towards development or is any demand for such contribution still outstanding	Information not available
20	Has the whole or part of the land been notified for acquisition by government or any statutory body? Give date of the notification.	No
21	Attach a dimensioned site plan	Yes
	<b>IMPROVEMENTS</b>	
22	Attach plans and elevations of all structures standing on the land and a lay-out plan.	N.A.
23	Furnish technical details of the building on a separate sheet (The Annexure to this form may be used)	Attached
24	Is the building owner occupied/ tenanted/ both?	Owner Occupied
	If the property owner occupied, specify portion and extent of area under owner-occupation	Fully
25	What is the Floor Space Index permissible and Percentage actually utilized?	Floor Space Index permissible - As per MCGM norms Percentage actually utilized - Details not available
26	<b>RENTS</b>	
	(i) Names of tenants/ lessees/ licensees, etc	NA
	(ii) Portions in their occupation	NA
	(iii) Monthly or annual rent /compensation/license fee, etc. paid by each	₹ 10,000.00 Expected rental income per month
	(iv) Gross amount received for the whole property	N.A.



27	Are any of the occupants related to, or close to business associates of the owner?	N.A.
28	Is separate amount being recovered for the use of fixtures, like fans, geysers, refrigerators, cooking ranges, built-in wardrobes, etc. or for services charges? If so, give details	N. A.
29	Give details of the water and electricity charges, If any, to be borne by the owner	N. A.
30	Has the tenant to bear the whole or part of the cost repairs and maintenance? Give particulars	N. A.
31	If a lift is installed, who is to bear the cost of maintenance and operation- owner or tenant?	N. A.
32	If a pump is installed, who is to bear the cost of maintenance and operation- owner or tenant?	N. A.
33	Who has to bear the cost of electricity charges for lighting of common space like entrance hall, stairs, passage, compound, etc. owner or tenant?	N. A.
34	What is the amount of property tax? Who is to bear it? Give details with documentary proof	Information not available
35	Is the building insured? If so, give the policy no., amount for which it is insured and the annual premium	Information not available
36	Is any dispute between landlord and tenant regarding rent pending in a court of rent?	N. A.
37	Has any standard rent been fixed for the premises under any law relating to the control of rent?	N. A.
	<b>SALES</b>	
38	Give instances of sales of immovable property in the locality on a separate sheet, indicating the Name and address of the property, registration No., sale price and area of land sold.	As per sub registrar of assurance records
39	Land rate adopted in this valuation	N. A. as the property under consideration is a Commercial Shop in a building. The rate is considered as composite rate.
40	If sale instances are not available or not relied up on, the basis of arriving at the land rate	N. A.
	<b>COST OF CONSTRUCTION</b>	
41	Year of commencement of construction and year of completion	Year of Completion – 2007 (Approx.)
42	What was the method of construction, by contract/By employing Labour directly/ both?	N. A.
43	For items of work done on contract, produce	N. A.

	copies of agreements	
44	For items of work done by engaging Labour directly, give basic rates of materials and Labour supported by documentary proof.	N. A.
	<b>Remark: As per site inspection, commercial shop is used as office.</b>	

**PART II- VALUATION****GENERAL:**

Under the instruction of Cosmos Bank, Fort Branch to assess fair market value as on 06.09.2023 for Commercial Shop No. 15, 1<sup>st</sup> Floor, "Zoom Plaza", Opp. Gorai Bus Depot, Borivali (West), Mumbai – 400092, State – Maharashtra, Country – India belongs to **Mr. Inderpal A. Risam & Mrs. Kshitija I. Risam**.

We are in receipt of the following documents:

1	Copy of Agreement for Sale dated 27.08.2013 between M/s. Shree Laxmi Developers (the Developer) AND Mr. Inderpal A. Risam & Mrs. Kshitija I. Risam (the Purchasers)
2	Copy of Amended Commencement Certificate No. CHE / A 3576 / B.P. (WS) / AR dated 26.02.2007 issued by Municipal Corporation of Greater Mumbai.

**LOCATION:**

The said building is located at Survey No. 163, C.T.S. No. 19 of Village – Borivali, Taluka – Borivali, District – Mumbai Suburban. The property falls in commercial zone. It is at travelling distance of 1.5 Km. from Borivali (West) metro station.

**BUILDING:**

The building under reference is having Ground + 4 Upper Floor. It is a R.C.C. Framed Structure with 9" thick external walls and 6" thick internal brick walls. The walls are having sand faced plaster from outside. The staircase is of R.C.C. with R.C.C. trades and risers with chequered tile floor finish. The building is used for residential purpose. 1<sup>st</sup> Floor is having 60 Commercial Shops. The building is having 2 lifts.

**Commercial Shop:**

The commercial shop under reference is situated on the 1<sup>st</sup> Floor. As per site inspection, commercial shop is used as office. It consists of Working Area + Cabin. The commercial shop is finished with Vitrified tiles flooring, Teak Wood door frame with glass door, Concealed plumbing & electrification.

**Valuation as on 06<sup>th</sup> September 2023**

<b>The Built up Area of the Commercial Shop</b>	<b>:</b>	<b>162.00 Sq. Ft.</b>
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**Deduct Depreciation:**

Year of Construction of the building	:	2007 (Approx.)
Expected total life of building	:	60 Years
Age of the building as on 2023	:	16 Year
Cost of Construction	:	162.00 Sq. Ft. X ₹ 2,500.00 = ₹ 4,05,000.00
Depreciation $\{(100-10) \times 16\} / 60$	:	24.00%
Amount of depreciation	:	₹ 97,200.00
Guideline rate obtained from the Stamp Duty Ready Reckoner for new property	:	₹ 1,97,220.00 per Sq. M. i.e., ₹ 18,322.00 per Sq. Ft.
Guideline rate (after Deprecation)	:	₹ 1,76,087.00 per Sq. M. i.e., ₹ 16,359.00 per Sq. Ft.
Prevailing market rate	:	₹ 25,000.00 per Sq. Ft.
<b>Value of property as on 06.09.2023</b>	<b>:</b>	<b>₹ 162.00 Sq. Ft. X ₹ 25,000.00 = ₹ 40,50,000.00</b>

(Area of property x market rate of developed land & Residential premises as on 2022 – 23 published in The Indian Valuer's Directory and Reference Book for purpose of valuation. – Depreciation)

<b>Depreciated fair value of the property as on 06.09.2023</b>	<b>:</b>	<b>₹ 40,50,000.00 - ₹ 97,200.00 = ₹ 39,52,800.00</b>
<b>Total Value of the property</b>	<b>:</b>	<b>₹ 39,52,800.00</b>
<b>The Realizable value of the property</b>	<b>:</b>	<b>₹ 35,57,520.00</b>
<b>Distress value of the property</b>	<b>:</b>	<b>₹ 31,62,240.00</b>
<b>Insurable value of the property (162.00 X 2,500.00)</b>	<b>:</b>	<b>₹ 4,05,000.00</b>
<b>Guideline value of the property (162.00 X 16,359.00)</b>	<b>:</b>	<b>₹ 26,50,158.00</b>

Taking into consideration above said facts, we can evaluate the value of Valuation Report Commercial Shop No. 15, 1<sup>st</sup> Floor, "Zoom Plaza", Opp. Gorai Bus Depot, Borivali (West), Mumbai – 400092, State – Maharashtra, Country – India for this particular purpose at **₹ 39,52,800.00 (Rupees Thirty Nine Lakh Fifty Two Thousand Eight Hundred Only)** as on **06<sup>th</sup> September 2023**.

**NOTES**

1. I, Manoj B. Chalikwar with my experience and ability to judgment I am of the considered opinion that the fair market value of the property as on **06<sup>th</sup> September 2023 is ₹ 39,52,800.00 (Rupees Thirty Nine Lakh Fifty Two Thousand Eight Hundred Only)**. Value varies with time and purpose and hence this value should not be referred for any purpose other than mentioned in this report.



2. This valuation is done on the basis of information, which the valuer has obtained by information provided by the client about the premises and location of the surrounding area and also prevailing rates in the surrounding area, and further subject to document as mentioned in valuation report.
3. This valuer should not be held responsible for authentication of documents, clear title and other such related matters. For that purpose Latest Legal Opinion should be sought.

### PART III- DECLARATION

I hereby declare that

- (a) The information furnished in part I is true and correct to the best of my knowledge and belief;
- (b) I have no direct or indirect interest in the property valued:

### ANNEXURE TO FORM 0-1

Technical details		Main Building
1.	No. of floors and height of each floor	Ground + 4 Upper Floor
2.	Plinth area floor wise as per IS 3361-1966	N.A. as the said property is a Commercial Shop situated on 1 <sup>st</sup> Floor
3.	Year of construction	2007 (Approx.)
4.	Estimated future life	44 Years Subject to proper, preventive periodic maintenance & structural repairs
5.	Type of construction- load bearing walls/RCC frame/ steel frame	R.C.C. Framed Structure
6.	Type of foundations	R.C.C. Foundation
7.	Walls	All external walls are 9" thick and partition walls are 6" thick
8.	Partitions	6" thick brick wall
9.	Doors and Windows	Teak Wood door frame with flush shutter with glass door
10.	Flooring	Vitrified tiles flooring
11.	Finishing	Cement plastering with POP false ceiling
12.	Roofing and terracing	R.C.C. Slab
13.	Special architectural or decorative features, if any	No
14.	(i) Internal wiring – surface or conduit	Concealed plumbing
	(ii) Class of fittings: Superior/ Ordinary/ Poor.	Concealed electrification

15	Sanitary installations		As per Requirement
	(i)	No. of water closets	
	(ii)	No. of lavatory basins	
	(iii)	No. of urinals	
	(iv)	No. of sink	
16	Class of fittings: Superior colored / superior white/ordinary.		Ordinary
17	Compound wall Height and length Type of construction		6'.0" High, R.C.C. column with B. B. masonry wall
18	No. of lifts and capacity		2 Lifts
19	Underground sump – capacity and type of construction		R.C.C tank
20	Over-head tank Location, capacity Type of construction		R.C.C tank on terrace
21	Pumps- no. and their horse power		May be provided as per requirement
22	Roads and paving within the compound approximate area and type of paving		Cement concrete in open spaces, etc.
23	Sewage disposal – whereas connected to public sewers, if septic tanks provided, no. and capacity		Connected to Municipal Sewerage System

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Vastukala Consultants (I) Pvt. Ltd.

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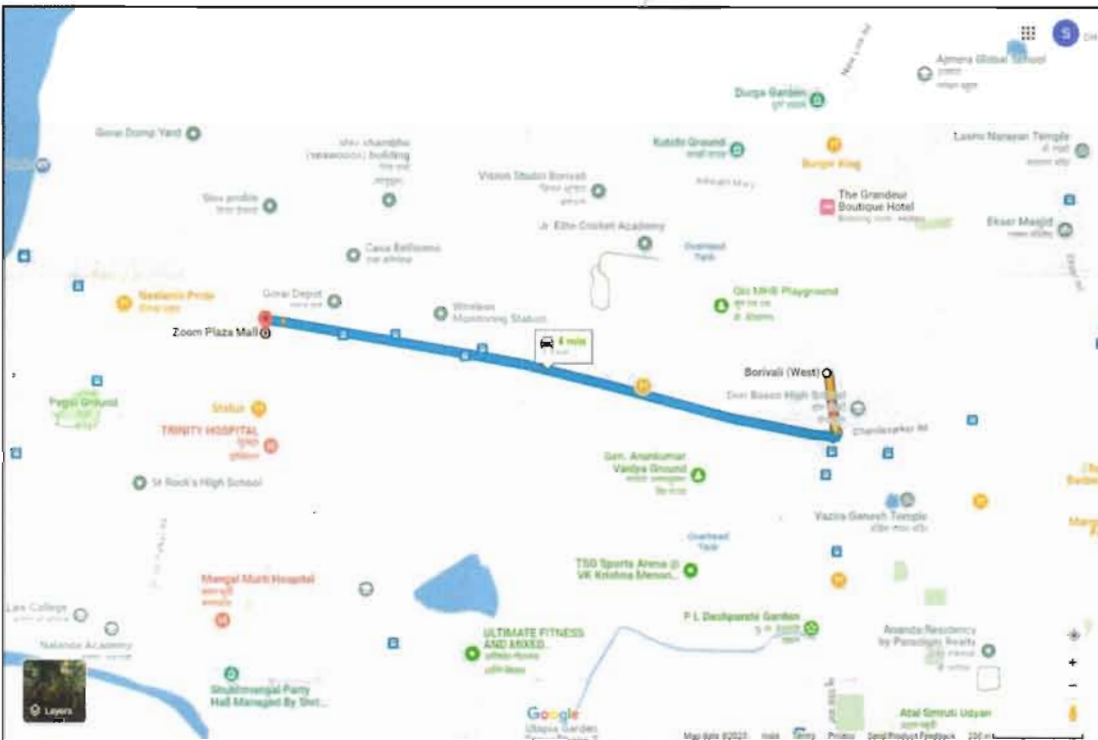
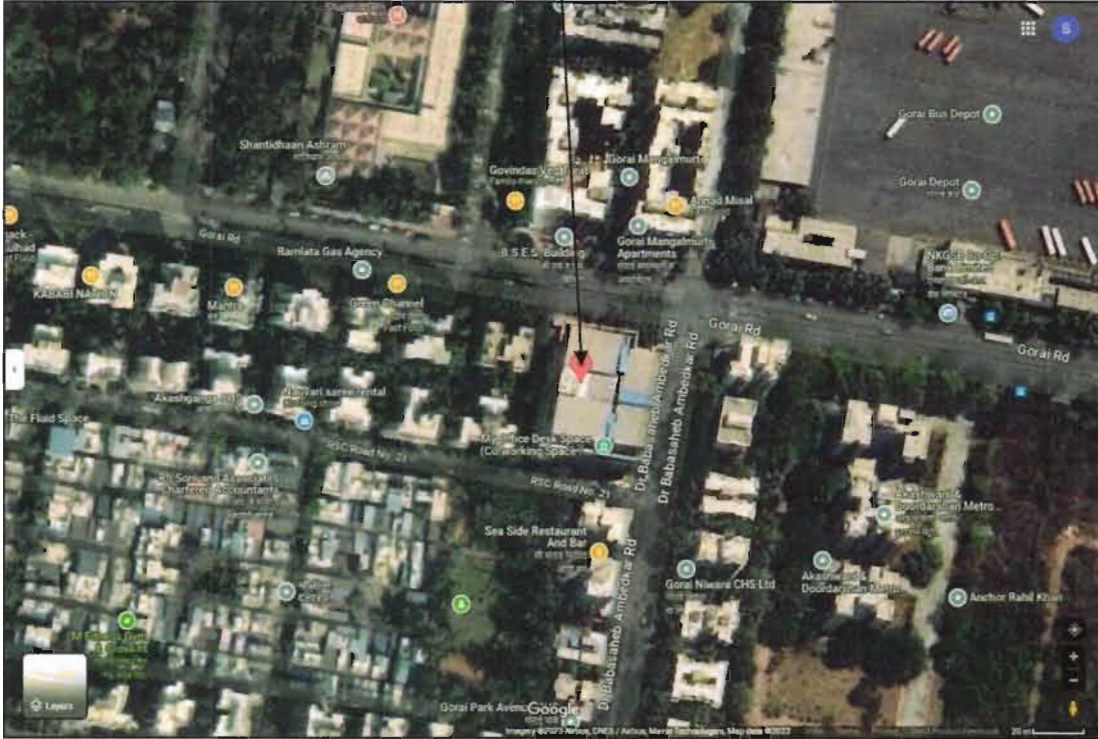
## Actual site photographs





## Route Map of the property

Site.u/r



Latitude Longitude - 19°13'55.5"N 72°49'43.4"E

Note: The Blue line shows the route to site from nearest metro station (Borivali (West) – 1.5 Km)

## Ready Reckoner Rate

DIVISION / VILLAGE: BORIVALI Commence From 1st April 2023 To 31st March 2024						
Type of Area	Urban		Local Body Type	Corporation "A" Class		
Local Body Name	Municipal Corporation of Greater Mumbai					
Land Mark	Road: Loknanya Tilak Road (L. T. Road) from Link Road to Creek.					
Rate of Land + Building in ₹ per sq. m. Built-Up						
Zone	Sub Zone	Land	Residential	Office	Shop	Industrial
83	83/370	65140	141110	162280	207600	141110
C. T. S. No. 8, 10, 13, 16, 17, 18, 19, 20, 21, 22, 64, 65, 66, 67, 68, 103, 104, 105, 234A, 234E, 237, 238, 239, 239/7, 240, 241, 242, 457PT						
T. P. S. Borivali No. III, Part B, Plan No IV, Final Plot No. 449, 458, 459, 460						
S. No. MHADA Layout Gorai, Borivali Part-2, Land No. 50						
Compare With Previous Year						

<b>Stamp Duty Ready Reckoner Market Value Rate for Shop located on 1<sup>st</sup> Floor (A)</b>	1,97,220.00	Sq. Mtr.	18,322.00	Sq. Ft.
Stamp Duty Ready Reckoner Market Value Rate for Land (B)	65,140.00			
The difference between land rate and building rate (A – B = C)	1,32,080.00			
Depreciation Percentage as per table (D) [100% - 16%] (Age of the Building – 16 Years)	84%			
<b>Rate to be adopted after considering depreciation [B + (C x D)]</b>	<b>1,76,087.00</b>	<b>Sq. Mtr.</b>	<b>16,359.00</b>	<b>Sq. Ft.</b>

### Malls / Departmental Stores and Large Shopping Complex:-

Valuation of shop in Malls / Departmental stores and Large shopping complex which does not have independent valuation zone should be done as per rate of Gala / Shop under that valuation zone and below mentioned point should be considered.

Location Floor on which shop is located.	Rate of Shop	For Malls / Department stores 10% rate should be added upto 1 <sup>st</sup> floor
1) Basement	70%	70%
2) Lower Ground Floor	80%	80%
3) Ground Floor & Upper Ground Floor	100%	110%
<b>4) First Floor</b>	<b>85%</b>	<b>95%</b>
5) Second Floor or above	80%	80%

**Note:** For Malls / Department stores 10% rate should be added upto 1<sup>st</sup> floor to above mentioned percentages for each classification. If rates for malls / departmental stores are separately given by allocating a independent sub-zone for it, then above point should not be considered. If value arrived as above is less than value of office / commercial on upper floor then the rate of office / commercial is to be considered. Above rates should not be further reduced as per point No. 9(b).





## Price Indicators

The screenshot displays a property listing on the HOUSING.COM website. The main heading is "181 sq.ft Shop, Borivali West, Mumbai" with a price tag of "₹50.0 L". Below the heading, it lists "181 Sq.Ft Carpet Area", "3.36% P.A. Current Rate", "Freehold Ownership", "Residential Project Location Hub", and "GF/ 7 Floors Floors". A section titled "About the property" describes it as a modern shop in the heart of Mumbai. A "Contact Seller" button is visible for Kunal Zaveri.

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### **DEFINITION OF VALUE FOR THIS SPECIFIC PURPOSE**

This exercise is to assess **Fair Market Value** of the property under reference as on **06<sup>th</sup> September 2023**.

The term Value is defined as

*"The most probable price, as of a specified date, in cash, terms equivalent to cash, or in other precisely revealed terms for which the specified property rights would sell after reasonable exposure in a competitive market under all conditions requisite to a fair sale, with the buyer and seller each acting prudently knowledgeable and for self interest assuming that neither is under undue duress".*

Fundamental assumptions and conditions presumed in this definition are:

1. Buyer and seller are motivated by self-interest.
2. Buyer and seller are well informed and are acting prudently.
3. The property is exposed for a reasonable time on the open market.
4. Payment is made in cash or equivalent or in specified financing terms.

### **UNDER LYING ASSUMPTIONS**

1. We assume no responsibility for matters of legal nature affecting the property appraised or the title thereto, nor do we render our opinion as to the title, which is assumed to be good and marketable.
2. The property is valued as though under responsible ownership.
3. It is assumed that the property is free of liens and encumbrances.
4. It is assumed that there are no hidden or unapparent conditions of the subsoil or structure that would render it more or less valuable. No responsibility is assumed for such conditions or for engineering that might be required to discover such factors.
5. There is no direct/ indirect interest in the property valued.
6. The rates for valuation of the property are in accordance with the Govt. approved rates and prevailing market rates.

**DECLARATION OF PROFESSIONAL FEES CHARGED**

We hereby declare that, our professional fees are not contingent upon the valuation findings. However, if the statute AND/OR clients demands that, the fees should be charged on the percentage of assessed value then, with the full knowledge of the AND/OR end user, it is being charged accordingly.

**VALUATION OF THE PROPERTY PREMISES**

Considering various parameters recorded herein above, existing economic scenario, and the information that is available with reference to the development of neighborhood and method selected for valuation, we are of the opinion that, the property premises can be assessed and valued for banking purpose as on day for **₹ 39,52,800.00 (Rupees Thirty Nine Lakh Fifty Two Thousand Eight Hundred Only).**

For **VASTUKALA CONSULTANTS (I) PVT. LTD.**

**MANOJ BABURAO  
CHALIKWAR**

Digitally signed by MANOJ BABURAO CHALIKWAR  
DN: cn=MANOJ BABURAO CHALIKWAR, o=VASTUKALA CONSULTANTS (I) PRIVATE LIMITED,  
serial=1, email=manojbaburaochalikwar@vastukala.com, c=IN  
13.37.79.11.140.54.1.2, postalCode=400009, postalCode=400009,  
serial=1, email=manojbaburaochalikwar@vastukala.com, c=IN  
No. 2012/04/05/17/20/20-08/30  
Date: 2012.04.05 17:20:29 +05'30'

  
Auth. Sign.

**Director**

**Manoj B. Chalikwar**

Registered Valuer

Chartered Engineer (India)

Reg. No. CAT-I-F-1763

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